

Executive Summary

Needles, CA

Narrative: The total parcel is comprised of approximately 113.75 acres and is located on the west side of the Colorado River, north of Interstate I-40. The proposed development is known as Rio Vistancia RV Resort and Water Park. The subject property is preliminary platted for 239 residential lots and 13.25 acres of commercial land. The uniqueness of the property is that it has over 4,000 LF of water frontage along the Colorado River and over 1,300 LF of highway frontage along Needles Highway. This property is one of the last large privately owned parcels along the Colorado River that is available for development.

Please call listing office for more information.

Address: 00 Needles Highway
Needles, CA 92363

Parcels: 0660-231-25-0000, 0660-21-04-0000, 0660-221-03-0000

Property:	Zoned CRR (Commercial Resort Recreation)	113.75 Acres
	Square Feet	4,955,142
	Total Gross Acres	± 113.75 Acres

Price:	\$ 6,152,850.00
Per Square Foot	\$ 1.24
Per Acre	\$ 54,091.00
Terms	Cash, CNV

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